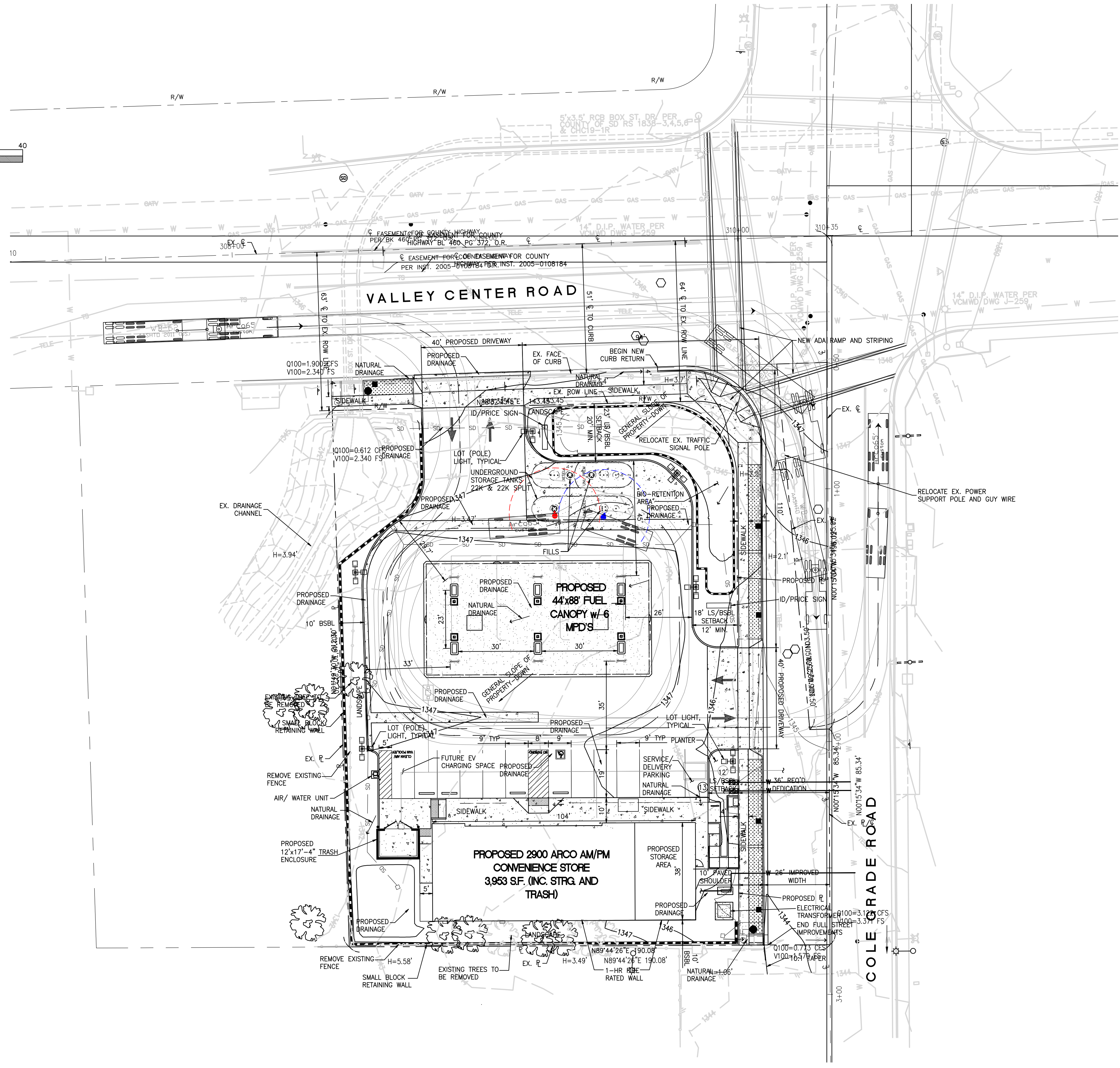
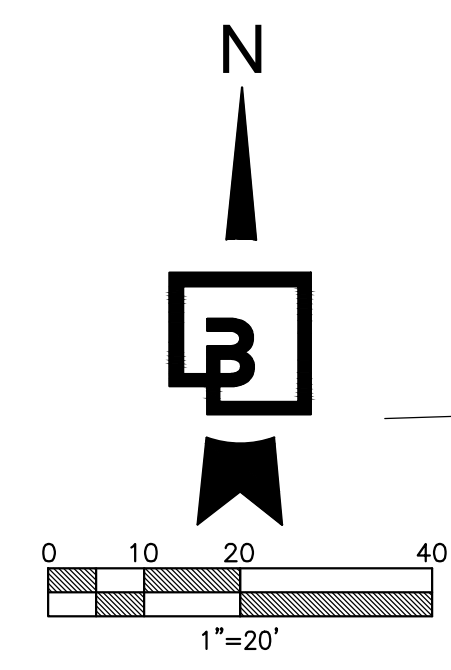


PRELIMINARY SITE PLAN



PROJECT DATA:
LOCATION: SWC VALLEY CENTER ROAD AND COLE GRADE ROAD, VALLEY CENTER, CALIFORNIA

ZONING: C36

APN: 188-260-31-00

LEGAL DESCRIPTION:
PARCEL 2 OF RECORD OF SURVEY MAP NO. 4577, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 6, 1958, SAID SURVEY BEING A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

EXCEPT THEREFROM THE WESTERLY 100 FEET THEREOF, AS GRANTED TO THOMAS M. CARTER, ET UX, BY DEED RECORDED NOVEMBER 25, 1959 IN BOOK 8013, PAGE 412, OFFICIAL RECORDS.

PARCEL SIZE: 39,305 S.F. (0.90 ACRES)

BUILDING SIZE: 3,953 S.F. (C-STORE, STORAGE & TRASH ENCLOSURE)
CANOPY SIZE: 3,872 S.F.

BUILDING HEIGHT ALLOWED: 35' MAX.
BUILDING HEIGHT PROPOSED: 28'-1", SINGLE STORY

CONSTRUCTION TYPE:
BUILDING: V-B (SPRINKLERED)
CANOPY: II-B (SPRINKLERED)

BUILDING/PARKING SETBACKS:
FRONT YARD: 50' MIN. FROM STREET CENTERLINE
SIDE STREET YARD: 35' MIN. FROM STREET CENTERLINE
INTERIOR SIDE YARD: 0' MIN.
REAR YARD: 15' MIN.

LANDSCAPE SETBACKS:
FRONT YARD: 20' MIN.
SIDE YARD: 20' MIN.

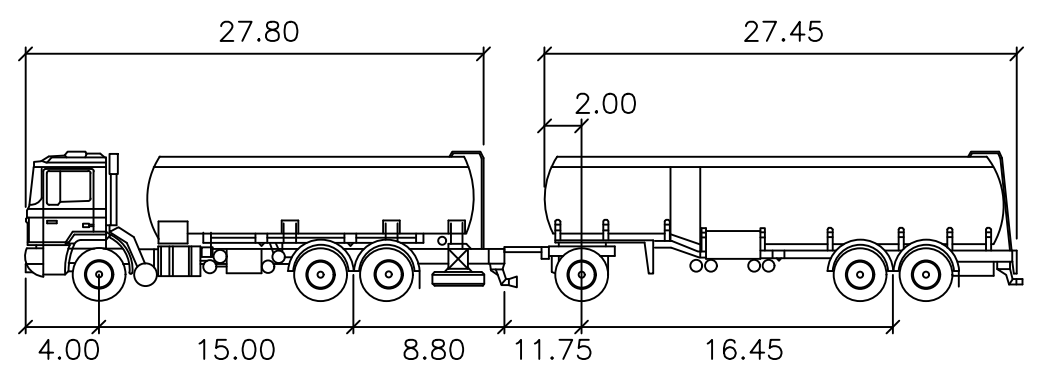
PARKING REQUIREMENTS:
4 STALLS PER 1,000 S.F. OF GROSS AREA
3666/ 1000= 3.67*4= 14.67

PARKING REQUIRED: 15 STALLS
PARKING PROVIDED: 13 STALLS + 12 STALLS UNDER CANOPY

TOTAL PARKING PROVIDED: 25 STALLS

BICYCLE PARKING REQUIRED: 3 SPACES MIN.
BICYCLE PARKING PROVIDED: 3 SPACES

SOURCE OF PLAN:
THIS SITE PLAN HAS BEEN PREPARED BASED ON A TOPOGRAPHIC SURVEY DATED DECEMBER 4, 2014 PREPARED BY:
DCI ENGINEERING, INC.
LAND SURVEYING & CIVIL ENGINEERING
4420 E. MIRALOMA AVENUE, SUITE "A"
ANAHEIM, CA 92807
(714) 779-3828



Arco65' feet

First Part Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 35.0
First Part Track	: 7.70	Articulating Angle	: 70.0
Trailer Track	: 7.70		

Barghausen Consulting Engineers, Inc.

18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

NO.	DATE	REVISION DESCRIPTION
1	5/13/19	REVISE TO 6 MPD CANOPY
2	11/22/19	SITE PLAN UPDATE
3	12/10/19	SITE PLAN DISPENSER UPDATE
4	09/30/20	DESIGN REVIEW SUBMITTAL
5	02/16/21	SITE PLAN REVISIONS
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SEAL:

DEVELOPMENT INFORMATION:

ARCO NTI

2900 am/pm
FUEL CANOPY w/ 6 MPD's

SITE ADDRESS:

VALLEY CENTER ROAD
@ COLE GRADE ROAD
VALLEY CENTER, CALIFORNIA

FACILITY #TBD

DESIGNED BY:	EH	ALLIANCE T&M:	
CHECKED BY:	JW	BP REPA:	
DRAWN BY:	AD	ALLIANCE PM:	
VERSION:	-	PROJECT NO:	17067

DRAWING TITLE:

PRELIMINARY SITE PLAN
12/10/2019

SHEET NO:

PSP-1

File: \\PSP-1\7000s\17067\preliminary\17067_PSP-1.dwg Date/Time: 2/15/2021 1:59 PM Scale: 1" = 1' RCARDNER Xref: -----